



District 4 Advisory Board Agenda

Monday, July 10, 2023 • 6:30 pm

Alford Branch Library • 3447 S Meridian Ave, Wichita, KS 67217

Virtual Meeting Option • [Zoom](#) and Facebook Live

Virtual Meeting Access Information

This meeting is held in person at the Alford Branch Library, 3447 S Meridian.

Residents who are unable to attend the DAB 4 meeting in person or who would prefer to attend remotely have the option to participate in the DAB 4 meeting virtually via the [Zoom](#) platform or to watch the meetings live on the [\(4\) Wichita District 4 | Wichita KS | Facebook](#). Zoom meeting details are listed below.

Join [Zoom](#) meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
 - <https://us06web.zoom.us/j/83895230425?pwd=bIB2c0huZTdWSGV1Ujl1N29YckVrZz09>
 - Meeting ID: 838 9523 0425
 - Passcode: 558258

Join Zoom meeting via telephone (audio only)

- Dial +1 312 626 6799 US and enter the meeting ID and passcode listed above.

Order of Business

- **Call to Order**
- **Pledge of Allegiance**
- **Approval of Agenda** for July 10, 2023
- **Approval of Minutes** for June 5, 2023

Staff Reports

1. Wichita Fire Department

Staff will present District 4 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

2. Wichita Police Department

Community Policing Officers will present District 4 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

3. Library

Alford Branch Staff will present updates relevant to District 4, share city-wide department projects, information, and answer questions.

Recommended Action: Receive and file.

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Public Agenda

4. Scheduled Items

a. WAMPO Electric Vehicle (EV) Plan Project

The Wichita Area Metropolitan Planning Organization (WAMPO) is taking a bold step toward a greener future by spearheading the development of an innovative Electric Vehicle (EV) Plan for the region. As part of this initiative, WAMPO has launched a comprehensive survey to gather valuable insights from residents, businesses, and stakeholders.

The survey aims to gauge the current level of interest, concerns, and expectations regarding electric vehicles, and charging infrastructure. WAMPO's electric vehicle plan is being developed to support the growing market of (EV) in the region. To assist with these efforts, please take the Survey: <https://www.wampo.org/electric-vehicles>

Electric Vehicle Plan Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20DAB%204%20WAMPO%20Electric%20Vehicle%20Plan.pdf>

Recommended Action: Receive and file.

5. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

6. ZON2023-00037



Metropolitan Area Planning Department staff will present a Zone change request in the City from LC Limited Commercial and GC General Commercial on behalf of 901 Partners, LLC and 115 Partners, LLC (Applicant) to CBD Central Business District for redevelopment in a manner like nearby properties, located on the south side of W. Douglas and on the west side of S. Handley (905 W Douglas, 115, 119, 121 S Handley). The MAPC public hearing will be held on Thursday, July 13, 2023, at 1:30 pm. Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED.

ZON2023-00037 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20DAB%204%20ZON2023-00037%20MAPC%20Staff%20Report.pdf>

Recommended Action: Approval.

7. CON2023-00013

Metropolitan Area Planning Department staff will present on a Conditional Use request on behalf of Tony Abdayem (Applicant) and Le Citron, LLC (Agent) in the City to permit Tavern/Drinking Establishment and Nightclub in the City on property zoned LC Limited Commercial District, generally located on the south side of West Douglas Avenue, within one block east of South Seneca Street (1019 West Douglas Avenue). The needs for Conditional Use at this location is due to the requested land use and the proximity of Seneca Park located within 300 feet to the south. The Metropolitan Area Planning Commission held a public hearing for this item on June 22, 2023. MAPC voted to **APPROVE** the application 11-0-0.

Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code (UZY).
2. Nightclub in the City shall be allowed only as accessory to a drinking establishment.
3. The Applicant shall either reduce the off-street parking requirement or rezone the subject site to eliminate the off-street parking requirement prior to the issuance of occupancy permits.
4. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances. Including but not limited to zoning, sign code, building, fire, health codes or licensing requirements.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the UZY, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

CON2023-00013 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20DAB%204%20CON2023-00013%20MAPC%20Staff%20Report%20.pdf>

Recommended Action: Approval with Conditions.

8. ZON2023-00035 and CON2023-00025

Metropolitan Area Planning Department staff will present a Zone change request on behalf of Michael and Robin Kidd (Applicant) in the City from SF-5 Single-Family Residential to LI Limited Industrial (with CON2023-25 for Wrecking/Salvage) to bring a property into compliance, generally located on the west side of South Baehr Street, north of West Esthner Ave (1701 & 1721 S Baehr St). The applicants currently operate a Wrecking/Salvage Yard on four lots totaling 3.23 acres on the west side of South Baehr Street,

north of West Esthner Avenue (1707 & 1721 S. Baehr St.). In 2013, A Conditional Use to permit Wrecking/Salvage Yard was approved for Lot 1, LJ Webber Addition (CON2013-00025). Currently, only Lot 1 is permitted to operate as a Wrecking/Salvage Yard. The other three lots are operating out of compliance with the Unified Zoning Code. To bring the entire site into compliance, the applicant is requesting: 1) a zone change from SF-5 Single-Family Residential District to LI Limited Industrial District for one of the four lots (the other three are zoned LI Limited Industrial); and 2) a Conditional Use to permit Wrecking/Salvage Yard on the entire site. If approved, this Conditional Use will supersede and replace the original Conditional Use CON2013-00025.

Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the following conditions:

1. CON023-00025 supersedes and replaces CON2013-00025.
2. The applicant shall submit a site plan illustrating vehicle circulation, solid screening, ingress and egress, parking areas for all uses on the site, dumpsters, landscaping, signs, lighting and showing all easements and setbacks for review and approval by the Planning Department, prior to the issuance of a occupancy permit.
3. The site shall be developed and operated in compliance with all provisions of the UZC found in Section III-D.6.e concerning Wrecking/Salvage Yard.
4. The subject property shall be entirely enclosed by a screening fence that is not less than 8 feet in height and having cracks and openings, not in excess of five percent of the area of such fence. No wrecked vehicles or salvage, including vehicle parts or accessories, shall be permitted for screening purposes or located on or attached to the screening fence.
5. The height of wrecked vehicles or salvage, including vehicle parts or accessories, shall not exceed the height of the screening fence and shall not be visible from ground-level view from any public right-of-way or adjoining properties.
6. The applicant shall at all times maintain an active program for eradicating and controlling rodents.
7. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the screening fence.
8. Any locking devices on entrance gates shall meet Fire Department requirements. Access to and within the wrecking/salvage yard shall be provided by fire lanes per the direction and approval of the Fire Department.
9. Off-street parking spaces shall be provided per the off-street Parking Schedule in Article IV-A of the UZC and shall be on a paved surface.
10. Access to the subject property shall be provided for ongoing site inspections for soil and groundwater contaminants by Environmental Services and other applicable governmental agencies. If the inspections determine it necessary, the applicant shall be required to install monitoring wells on the property to monitor groundwater quality and shall pay the cost of an annual groundwater test for contaminants as designated by Environmental Services.
11. Notification shall be given to Environmental Services of any on-site storage of fuels, oils, chemicals, or hazardous wastes or materials. A disposal plan for fuels, oils, chemicals, or hazardous wastes or materials shall be placed on file with Environmental Services. All manifests for the disposal of fuels, oils, chemicals, or hazardous wastes or materials must be kept on file at the site and available for review by Environmental Services.
12. The applicant shall implement a drainage plan approved by the City Engineer prior to the commencement of operations that minimizes non-point source contamination of surface and groundwater.

13. The applicant shall obtain and maintain all applicable local, state, and federal permits necessary for the operation of a Wrecking/Salvage yard.
14. All permits and approvals shall be obtained with copies placed on file with the Metropolitan Area Building and Construction Department.
15. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

ZON2023-00035 and CON2023-00025 Staff Report:

<https://www.wichita.gov/Council/DABAgendasMinutes/ZON2023-00035%20and%20CON2023-00025%20MAPC%20Staff%20Report.pdf>

Recommended Action: Approval with Conditions.

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Board Agenda

9. Updates, Issues, and Reports

Reports from Council Member Blubaugh and the DAB on any activities, events, resources, issues/concerns, or opportunities in the neighborhoods, council district, and/or city.

- a. District 4 Community Breakfast on Saturday, August 5 at Country Café, 2804 S Seneca St, Wichita, KS 67217 from 9 – 10:30 am. Please join us!

Recommended Action: Receive and file.

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Adjournment

The next District 4 Advisory Board meeting will be held at 6:30 pm on Monday, August 7, 2023, at the Alford Branch Library, 3447 S Meridian.

The public also has the option to attend remotely by participating in the meeting via the virtual platform Zoom or watching the meeting live on the [\(4\) Wichita District 4 | Wichita KS | Facebook](#). The [Zoom](#) meeting link, ID, and passcode for the next meeting remains the same and can be found on the first page of this agenda. Visit the [City Council District 4 \(wichita.gov\)](#) for the most up-to-date meeting information.